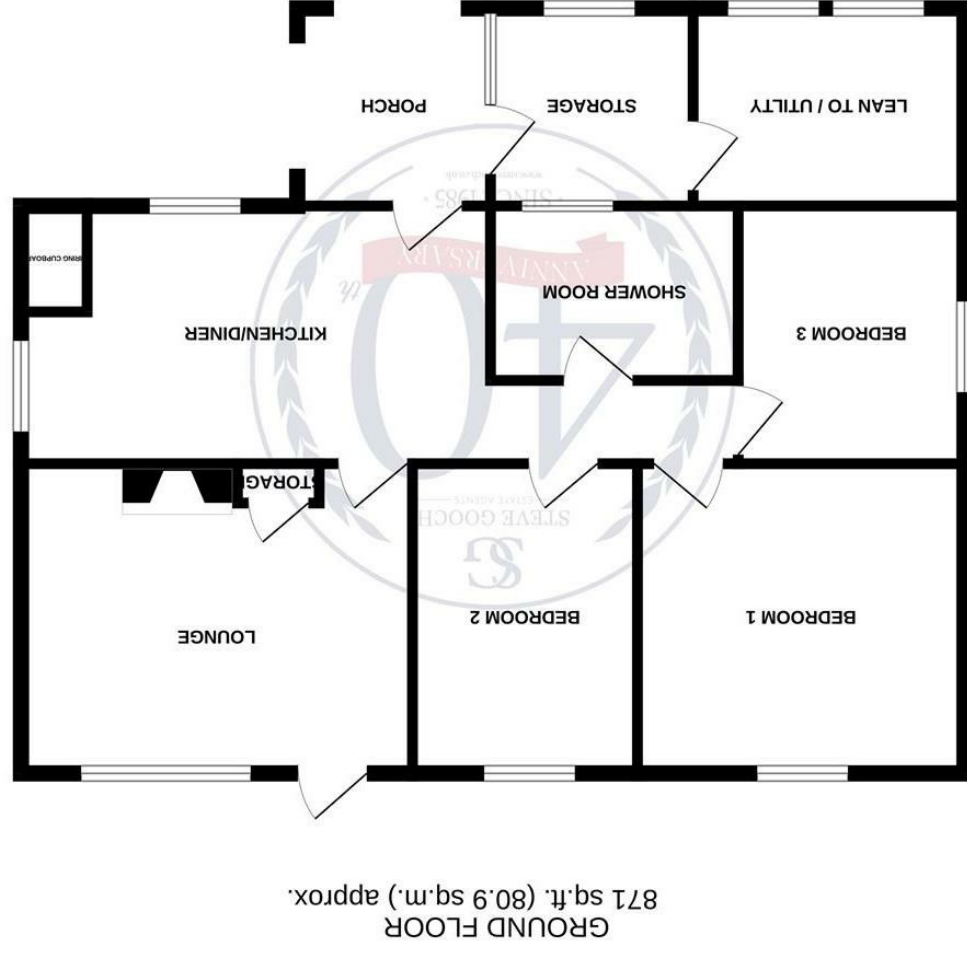
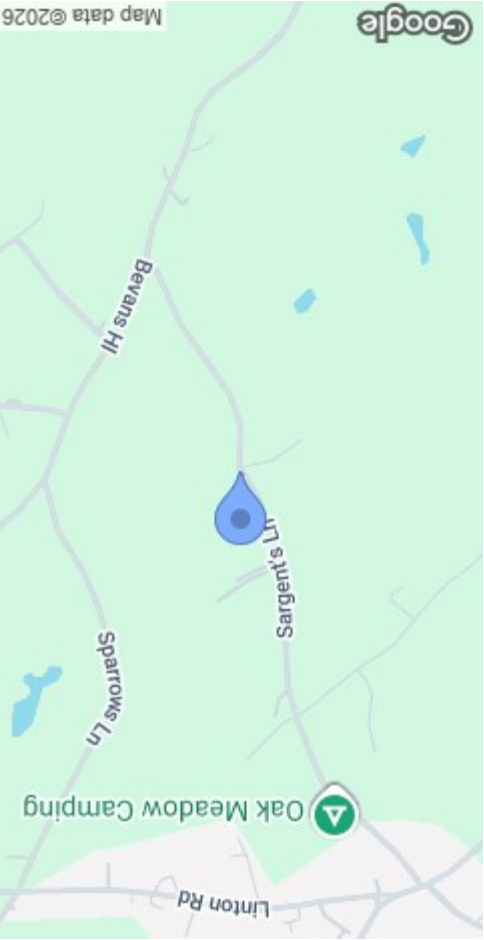




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>Very low energy demand - new energy costs</td></tr> <tr><td>B</td><td>Low energy demand - new energy costs</td></tr> <tr><td>C</td><td>Medium energy demand - new energy costs</td></tr> <tr><td>D</td><td>High energy demand - new energy costs</td></tr> <tr><td>E</td><td>Very high energy demand - new energy costs</td></tr> <tr><td>F</td><td>Very high energy demand - new energy costs</td></tr> <tr><td>G</td><td>Very high energy demand - new energy costs</td></tr> </table>	A	Very low energy demand - new energy costs	B	Low energy demand - new energy costs	C	Medium energy demand - new energy costs	D	High energy demand - new energy costs	E	Very high energy demand - new energy costs	F	Very high energy demand - new energy costs	G	Very high energy demand - new energy costs	<table border="1"> <tr><td>A</td><td>Very low energy demand - new energy costs</td></tr> <tr><td>B</td><td>Low energy demand - new energy costs</td></tr> <tr><td>C</td><td>Medium energy demand - new energy costs</td></tr> <tr><td>D</td><td>High energy demand - new energy costs</td></tr> <tr><td>E</td><td>Very high energy demand - new energy costs</td></tr> <tr><td>F</td><td>Very high energy demand - new energy costs</td></tr> <tr><td>G</td><td>Very high energy demand - new energy costs</td></tr> </table>	A	Very low energy demand - new energy costs	B	Low energy demand - new energy costs	C	Medium energy demand - new energy costs	D	High energy demand - new energy costs	E	Very high energy demand - new energy costs	F	Very high energy demand - new energy costs	G	Very high energy demand - new energy costs
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Baldwins Wood Sargeants Lane
 Kilcot, Newent GL18 1PF

STEVE GOOCH
 ESTATE AGENTS | EST 1985

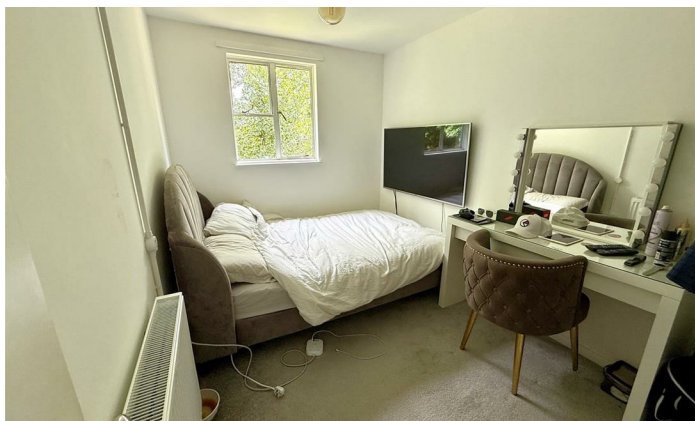
Guide Price £300,000

A THREE BEDROOM PRE-FABRICATED DETACHED BUNGALOW situated in a LOVELY MATURE PLOT of APPROXIMATELY HALF AN ACRE, enjoying OUTBUILDING, COUNTRYSIDE SETTING, PRIVATE DRIVEWAY and LOVELY VIEWS of SURROUNDING FIELDS AND FARMLAND, all being offered with NO ONWARD CHAIN.

The village of Kilcot has a public house and garage. The neighbouring town of Newent offers further amenities. These include a selection of Shops, Primary and Secondary Schools, Churches of various denominations, Health, Sports and Community centres and a Library. With a bus service to Gloucester, Ross-on-Wye and surrounding areas it offers a link to further services. The village of Gorsley can be found just a short distance away and offers amenities to include a shop with post office and coffee house, Primary School, public house, golf club, Baptist chapel, C of E Church. Another asset close by is the village of Aston Ingham which offers a Tennis, Cricket and Bowls Club, Village Hall as well as a Church.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away (from Newent) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc. etc.



Access via covered entrance area. Part glazed wooden door giving access to:

KITCHEN / DINING ROOM

17'9 x 9'2 (5.41m x 2.79m)

Range of base, wall and drawer mounted units, four ring hob with extractor fan, oven, grill and microwave built in, space for washing machine, space for table, cupboard housing the Worcester gas-fired boiler, radiator, side and rear aspect windows. Wooden door to:

LOUNGE

14'2 x 11'1 (4.32m x 3.38m)

Radiator, woodburning stove, large front aspect windows with a lovely outlook over surrounding countryside, front aspect door.

INNER HALLWAY

Wood effect laminate flooring, access to loft space, inset ceiling lights.

BEDROOM 1

11'9 x 11'1 (3.58m x 3.38m)

Radiator, television point, front aspect window overlooking the garden with lovely views.

BEDROOM 2

11'1 x 7'5 (3.38m x 2.26m)

Radiator, television point, front aspect window overlooking the gardens.

BEDROOM 3

9'2 x 8'5 (2.79m x 2.57m)

Radiator, television point, side aspect window.

SHOWER ROOM

Shower cubicle, extractor fan, low-level WC, wash hand basin with storage below, heated towel rail, inset ceiling lights, front aspect frosted windows.

FROM THE COVERED PORCH AREA, GLAZED DOOR TO:

WALK-IN STORAGE AREA

Door to:

UTILITY

9'8 x 7'2 (2.95m x 2.18m)

Plumbing for washing machine, space for tumble dryer, radiator, sink with taps over, rear aspect windows.

OUTSIDE

A driveway leads to the off road parking area and the rear of the property. A concrete path leads to the front door. The property sits centrally within the half acre plot. Within the gardens you will find:

OUTBUILDING (DIVIDED INTO TWO)

Accessed via double opening doors into:

MAIN OUTBUILDING (FIRST SECTION)

16'1 x 11'3 (4.90m x 3.43m)

Lighting.

MAIN OUTBUILDING (SECOND SECTION)

11'2 x 7'9 (3.40m x 2.36m)

Accessed via single wooden door, lighting.

The mature gardens have a variety of fruit trees and is all enclosed by mature hedging.

SERVICES

Mains water and electricity, septic tank, LPG heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Welsh Water - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: C

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE

Freehold.

DIRECTIONS

From Newent, head towards Ross-On-Wye on the B4221 passing through Kilcot and the Kilcot Public House on your right hand side. Continue along, passing the Gorsley church on your left hand side and taking the first left hand turning after this, sign posted Sterry's Lane. Proceed along the lane, over the cross roads, which turns into Sparrow Lane. Proceed along this lane until the T-Junction, turning right onto Beavan's Hill. Continue up Beavan's Hill taking the first right into Sargeants Lane, where the property can be found along on the left hand side as marked by our 'For Sale' board.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.